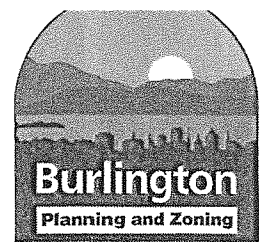


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.ci.burlington.vt.us/planning/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager/Planner
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, Associate Planner *MO*
Date: April 19, 2011
RE: 145 Lakeview Terrace, ZP 11-0012CA / AP

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP 11-0012

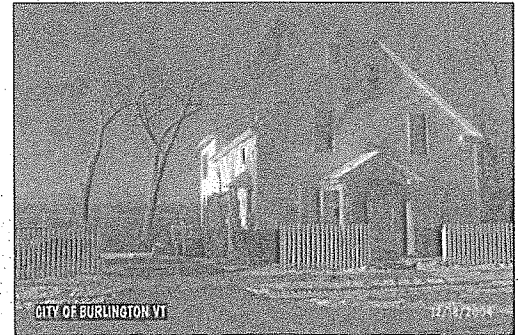
Location: 135 Lakeview Terrace

Zone: RM **Ward:** 7

Date application accepted: July 7, 2010

Applicant/ Owner: Alan Bjerke

Request: Extend rear dormer along southern roofline for 15 ½ feet of original roofline; window and canopy changes.



Background:

- Zoning Miscellaneous Appeal 11-0012AP; Appeal of administrative decision denying zoning permit "deemed approval" request. Denied February, 2011.
- Zoning Permit 04-083; Amend ZP #00-273 to replace wood barrels surrounding parking area with granite curbing (3" below grade, 4" above grade); to amend condition #1. (See COA # 99-072). August 2003.
- Zoning Permit 04-079; Install an 8' X 16' garden/wood shed on land leased from the City of Burlington at the southwest corner of 145 Lakeview Terrace. Leased land is 0 Lake Street (Urban Reserve) tax #043-4-007-000, per License Agreement dated 6/24/03. August 2003.
- Non-Applicability of Zoning Permit Requirements, replace a portion of vinyl siding. August 2002.
- Zoning Permit 00-273; Change of use from single family to duplex with a one space parking waiver required. No exterior changes included. November 1999.
- Zoning Permit 00-225; Installation of a metal chimney flue on the north elevation of the existing single family home. October 1999.
- Zoning Permit 99-561; two story rear addition to the existing single family home. Proposal includes an expanded parking area. June 1999.
- Zoning Permit 99-234; Demolition of the existing detached deteriorated barn (22'X 30') for the single family home. Area to be seeded and grassed. October 1998.

- Zoning permit issued for a change-of-use to use a portion of residence for a real estate office. Approval includes a 12" x 8" sign. Approved November, 1975.
- Approval by the Burlington Board of Aldermen to convert the house into two apartments. October 1974.

Project Review Timeline:

Date	Activity
July 7, 2010	Application Submission ZP 11-0012CA.
July 12, 2010	Applicant notified by staff of listing on the Vermont State Register, conflicts between submission and ordinance. Multiple email messages between applicant and staff.
July 13, 2010	Applicant informs staff desire to "plow ahead" via email. Asks for scheduling dates.
July 15, 2010	Letter of support rec'd from neighbor.
August 10, 2010	Design Advisory Board review. (See below.) Board tables review, requests revised plan. Applicant states intent to revise drawing.
August-Sept. 2010	Staff (Mary) makes site visit, is invited onto site and speaks with applicant. Applicant re-iterates he will have plan re-drawn.
October 1, 2010	Applicant comes to P & Z, offers original submission drawing with "white-out". No substantive changes. Staff informs that it does not reflect direction of DAB. Applicant takes drawing with him, indicating he will have it redrawn. Applicant notes that the building season is over, and has plenty of time to complete revisions.
Nov. 3, 2010	Applicants requests in email to meet with Zoning Administrator.
Dec. 3, 2010	Applicant meets with Zoning Administrator and Director of Planning and Zoning; requests "deemed approved."
Dec. 15, 2010	Zoning Administrator's Determination issued denying "deemed approved" request.
Dec. 28, 2010	Appeal filed re: Zoning Administrator's adverse decision relative to "deemed approved."
February 1, 2011	Development Review Board hearing re: appeal of Zoning Administrator's determination
February 7, 2011	DRB deliberative session
February 15, 2011	Date of DRB decision to uphold Zoning Administrator's determination. Denial of appeal; applicant notified that application is still pending and ripe for decision, applicant/appellant is given 15 days in which to modify project or that it will be acted upon as submitted. (Reference Findings of Fact.)
February 24, 2011	Meeting between applicant, Zoning Administrator, and City Attorney re: potential design resolution.
February 28, 2011	Applicant requests via email a meeting with the Zoning Administrator.
March 3, 2011	Follow-up meeting with applicant; subsequently via email. Applicant informs Zoning Administrator that they have decided not to amend their plan. No new submission material is provided. Zoning Administrator informs applicant that review will be based on existing submission material.
March 4, 2011	Permit (ZP 11-0012 CA) administratively denied.
March 17, 2011	Appeal filed re: ZP 11-0012CA.

Overview: Information provided by the Vt. State Register designation notes that 145 Lakeview Terrace was constructed c. 1916 as a duplex, converted to a single family home probably around 1941 when purchased by James Fitzpatrick. Fitzpatrick was manager of his family garage on Lakeview Terrace, and served as Mayor from 1959-1961. The house returned to use as two residential units in 1974 (see above.) This application is for window replacement, and extension of a dormer on the southern façade toward the front, original building. As this building is listed on the Vermont State Register of Historic Resources and is within the RM zone, Design Review applies.

Review by the Design Advisory Board August 10, 2010

Unanimous motion to table; board requests revised drawings for dormer, leaving original structure clearly differentiated. Board finds canopy roofs, window placement and material acceptable.

Recommendation: Uphold the Zoning Administrator's decision decision, and **deny** the appeal, per the following findings and reasons:

I. Findings:

Article 6: Design Review

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

*While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, **or provide a sensitive transition**, where appropriate, to development of a dissimilar scale. In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.*

*Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by **articulating separate volumes reflecting existing patterns in the streetscape**, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition.*

While the proposed "continuation" of the rear dormer will not exceed the height of the existing rear dormer, it does eliminate the original roofline and blurs the ability to discern the original house massing, height, and scale. Visually, the rear addition becomes continuous and dominant; eliminating the opportunity to view the original house massing and supersedes the scale, and thus the importance of the original structure. **Adverse finding.**

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail.

As noted, extending the newer rear dormer onto the original roofline eliminates the clear distinction between old and new; removing the original eave-line and roof pitch characteristic of the older home. Additionally, the application proposes to forfeit original traditional roofing material and replaced with asphalt shingle. Both the roof pitch and material will differ and make it difficult to discern the older portion of the residence from the newer. **Adverse finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Window openings are proposed to be altered to better suit interior use. While this is not unusual, the relocation of the windows on the upper floor that "crowd" the corner of the proposed dormer extension further confuse the distinction between old and new sections of the building. **Adverse finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8 below.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged.

The primary façade of the building is not proposed for development; however the application proposes the replacement of canopies at secondary entrances on the south elevation. While hipped roof porticos are existing, the application proposes gable roof canopies in an effort to replicate the primary entrance. The Vt. Designation description describes the original canopy configuration as it exists today; their retention would assure continuation of an existing feature. See Sec. 5.4.8 (3.) below. **Adverse finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Vinyl is proposed for the siding and windows. There is no zoning permit for the installation of substitute siding on file; however the Assessor's records define aluminum and vinyl siding present in 1984 and therefore outside the 15 year grandfathered review period. Construction of a new dormer, therefore, would likely match existing materials.

Vinyl windows have not been approved by the Development Review Board for buildings with historic designation, unless in new construction or as replacement for existing, previously permitted replacement windows. The short life expectancy and demonstrated frequent replacement of vinyl windows do not recommend them as durable building components; a requirement of this section of the ordinance. Visually, vinyl windows do not successfully replicate original wooden double hung windows as well. Photographs supplied by the applicant suggest some window replacement has already occurred, although there are no zoning permits have been identified in the zoning file for such replacement. **Adverse finding.**

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The applicant has submitted no record of consultation with the required appropriate professionals to support the replacement windows proposed. **No finding possible.**

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. *The building is 50 years old or older;*

145 Lakeview was constructed c. 1916, and therefore meets this criterion.

2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*

- A. *Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. *Association with the lives of persons significant in the past; or,*
 - C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
 - D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
 - E. *Yielding, or may be likely to yield, information important to prehistory; and,*
3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

The house is listed on the Vermont State Register as part of the Lakeview Terrace District. Original Historic Sites and Structure Survey data was reviewed in 2006 by an architectural historian working under contract with the Division for Historic Preservation (see attached); his findings support the continued eligibility of the structure despite the addition of a large rear section with decks.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed dormer extension will effectively eliminate the distinction between the original structure and the new addition. It will no longer be possible to discern old from new. Original massing and roof characteristics will be irreversibly altered. The alteration of the roofline so as to obscure the original house massing conflicts with this standard. **Adverse finding.**

- 2. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Although the application does not propose to include features from other properties, the dormer expansion does not reflect the historic appearance and massing of the original structure, but an enlargement of a newer building feature that does not have historic significance. Additionally, the reconstruction of the porch canopies from hipped to gable would be an alteration that draws from another entrance but not consistent with what is original to these entrances. While canopy replacement or new construction is fairly common, it is rare to understand the original configuration; replacement with something divergent when original appearance known even more so. **Adverse finding.**

3. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The hipped roof porch canopies, as noted in the 1993 survey report, are a characteristic of the structure; their retention considered. **Adverse finding.**

4. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The rear dormer roof enlargement will result in the loss of an original slate roof; a distinctive and character defining feature of the building. The applicant has submitted no evidence as to the degree of failure of the existing slate roof, a requirement of the May 16, 1995 Slate Roof Policy adopted by the Design Review Board when replacement is requested. **Adverse finding.**

5. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project design is not to remedy building material failure, but to facilitate internal use. However, if porch canopy replacement is based on deterioration, then reasonable consideration should be given to replacement that matches the existing canopies. **Adverse finding.**

6. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The continuation of the rear dormer (which is actually a two-story roof height) will significantly eliminate the existing eaves-line and thus alter the apparent massing of the original house. **Adverse finding.**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

In extending a two story roofline over an existing story-and-a-half structure will alter the spatial relationships, eliminate existing historic material (slate), and make it difficult to discern the old structure from the new. The application conflicts with this standard for these reasons. **Adverse finding.**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As the roofline is proposed to be significantly altered, the application cannot be deemed reversible. Despite recommendations for potential dormer construction by the Design Advisory Board, the applicant has not made an effort to submit revised drawings that reflect a plan meeting the DAB's guidance or these standards. **Adverse finding.**

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Alan Bjerke

RECEIVED

MAR 17 2011

DEPARTMENT OF
PLANNING & ZONING

March 17, 2011

Department of Planning & Zoning
149 Church Street
Burlington, VT 05401

Re: File No. 11-0012CA
145 Lakeview Ter

Dear Friends,

I am writing to appeal the decision of the Zoning Administrator dated March 4, 2011, attached hereto. I dispute that my proposed project does not comply with the Burlington Zoning Ordinance. I also contend that the permit request I submitted completely on July 7, 2010 has been deemed approved by the failure of the Zoning Administrator to act on or refer the application to the Development Review Board within the time limits imposed by BZO 3.2.5 and 24 V.S.A. §4448(d).

This project consists of three minor changes to the south elevation of my home at 145 Lakeview Terrace. They include: modifying two small porch roofs over entrance doorways to match the design over the front entrance; extending the roofline of a rear addition to the original structure 15½ feet towards the front of the building; and making three corresponding changes to the windows on the South elevation. My southern neighbor has written a letter of support of the project which has been submitted to you. There is no public opposition to the proposal. Prior to submitting an application, I met with Ken Lerner and Mary O'Neil in June, 2010 to review my proposed submission. They advised of several items they wanted modified in connection with the proposed submission. I redid my proposed submission to comply with their requests and submitted my complete application on July 7, 2010. My complete application was reviewed by the Burlington Design Advisory Board on August 10, 2010. At that meeting, the DAB advised that they had no problem with the porch roof or window changes, but suggested that I modify my roofline extension as shown in the attached drawing by DAB member Ron Wannamaker (See Exhibit A attached). After the DAB meeting, I met with Mary O'Neil who advised me not to submit the plan as drafted by the DAB, but that she would meet with me to discuss an alternative.

I met with Ms. O'Neil, as she has previously testified to this Board, as she was jogging by my house one day at lunchtime. She advised that she would not approve the proposal drafted by the DAB, but that she would approve a design that we agreed upon. Shortly thereafter, on October 1, 2010, I met with Ms. O'Neil and showed her drawings reflecting what she had previously agreed to approve. She stated that she would not approve the plan as proposed, despite being what she had advised me to draft. I did not submit the redrafted plans at that time. During that meeting, Ms. O'Neil insulted me and lied, stating that she had never agreed to approve the plan as I had drafted in response to our meeting.

On December 3, 2010 I met with Ken Lerner, Zoning Administrator to complain that Mary O'Neil was acting unprofessionally and to specifically inform him that Ms. O'Neil had lied to me in the connection with my permit request as well as to suggest that my permit request had already been deemed approved by operation of BZO 3.2.5. Mr. Lerner was immediately defensive and denied that Ms. O'Neil had lied to me, before taking any opportunity to investigate the matter. Within days thereafter, Mr. Lerner issued a denial that my permit application. After I paid a fee to appeal to the DRB, he told the DRB that it was not a denial of the permit application, but just a denial that the request had been "deemed approved."

Following a determination by the DRB on that matter, I asked to meet with Zoning staff to see if we could resolve our issues and come to an acceptable resolution of my application. I met twice with Ken Lerner and Kim Sturtevant on February 24, 2011 and March 3, 2011, the earliest they would meet with me. Ms. O'Neil would not attend the meetings, but for any design proposal discussed, Mr. Lerner would take them to Ms. O'Neil and discuss them privately with her and come back with her response. The result of these meetings was that Mr. Lerner and Ms. O'Neil would not agree to approve the design as proposed by the DAB (Exhibit A) and instead insisted on a design that would be energy wasting, create a dangerous safety situation for pedestrians, was cost prohibitive and reflected poor architectural design. (See Exhibits B & C attached) While I tried to discuss the design proposal with Mr. Lerner, he would not engage with me directly, choosing exclusively instead to run design ideas down the hall to Ms. O'Neil for her consideration. As a consequence of the resulting mis-communications, some of the design proposals suggested by Mr. Lerner would have resulted in a wall being constructed in the middle of a bathtub and other unfeasible designs. (See Exhibit B)

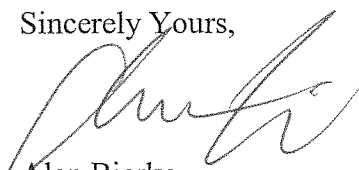
After the two meetings with Mr Lerner and Ms. Sturtevant, on March 4, 2011, Mr Lerner denied my original permit application submitted July 7, 2010. He then issued a misleading decision stating that I could and must appeal his decision up until 4:00 PM on Saturday, March 19, 2011 - a time when the Zoning offices are not open to the public.

The Planning and Zoning Department's treatment of this application has not conformed to the Burlington Zoning Ordinance. The Staff have referred this application for design review issues to the DAB, then ignored/refused to accept the DAB's decisions on acceptable designs. Ms. O'Neil agreed to approve a specific design on one day, then refused to approve the agreed upon plan the next. The Zoning Administrator, Ken Lerner, refuses to accept personal responsibility for the conduct of his office - - defending complaints about his staff without even investigating and failing to personally review design disputes. I believe that the denial of my permit request is in retaliation for my complaint to him about Mary O'Neil.

I will address the specific issues raised in Mr. Lerner's denial at the board's public hearing on this appeal.

Thank you very much.

Sincerely Yours,



Alan Bjerke

RECEIVED
MAR 17 2011

DEPARTMENT OF
PLANNING & ZONING

RECEIVED

JUL 02 2010 09:57AM

MAR 17 2011

FAX NO. : 802-877-3222

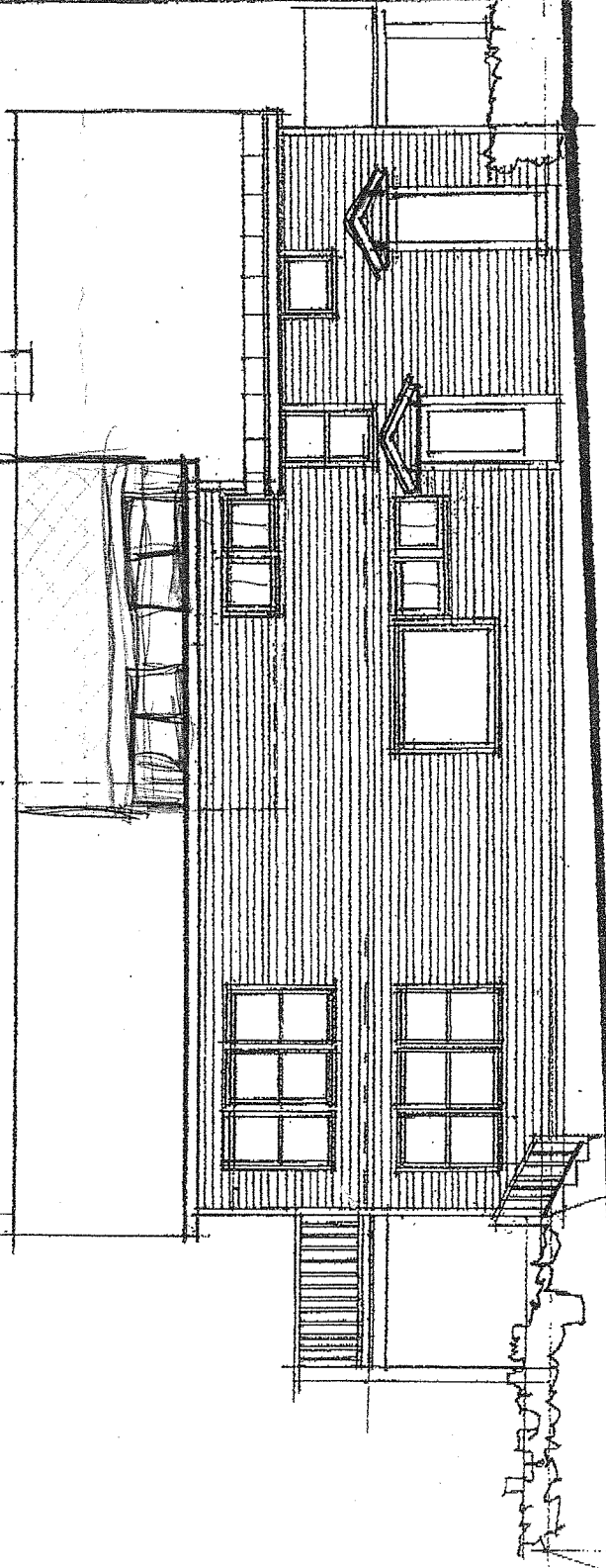
FROM : Chris Pettibon

DEPARTMENT OF
PLANNING & ZONING

EXHIBIT A

EXISTING PORCH

NEW PROPOSED
PORCH



(SCHEME-B)

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

DEPARTMENT OF
PLANNING & ZONING

DRAWN BY: CHRISTOPHER PETTIBON 6/30/10

ALAN BIERKE PORCH ADDITION

145 LAKEVIEW TERRACE BURLINGTON VERMONT.

RECEIVED

JUL 07 2010

Subj: **145 Lakeview**
Date: 2/25/2011 5:18:03 P.M. Eastern Standard Time
From: KLerner@ci.burlington.vt.us
To: AlanB72@aol.com
CC: ksturtevant@mcneilvt.com, MCOneil@ci.burlington.vt.us

Hi Alan:

Following up on yesterday's discussion attached is a rough sketch of what we believe to be the DAB recommendation and that it would be acceptable to staff. If this is a design that you would be willing to implement you will need to have an elevation done and submitted to staff for review.

Note that this correspondence and the accompanying sketch are being proposed and sent to you as a settlement discussion.

Please let us know if this is acceptable to you.

Thanks,

Ken

RECEIVED
MAR 17 2011

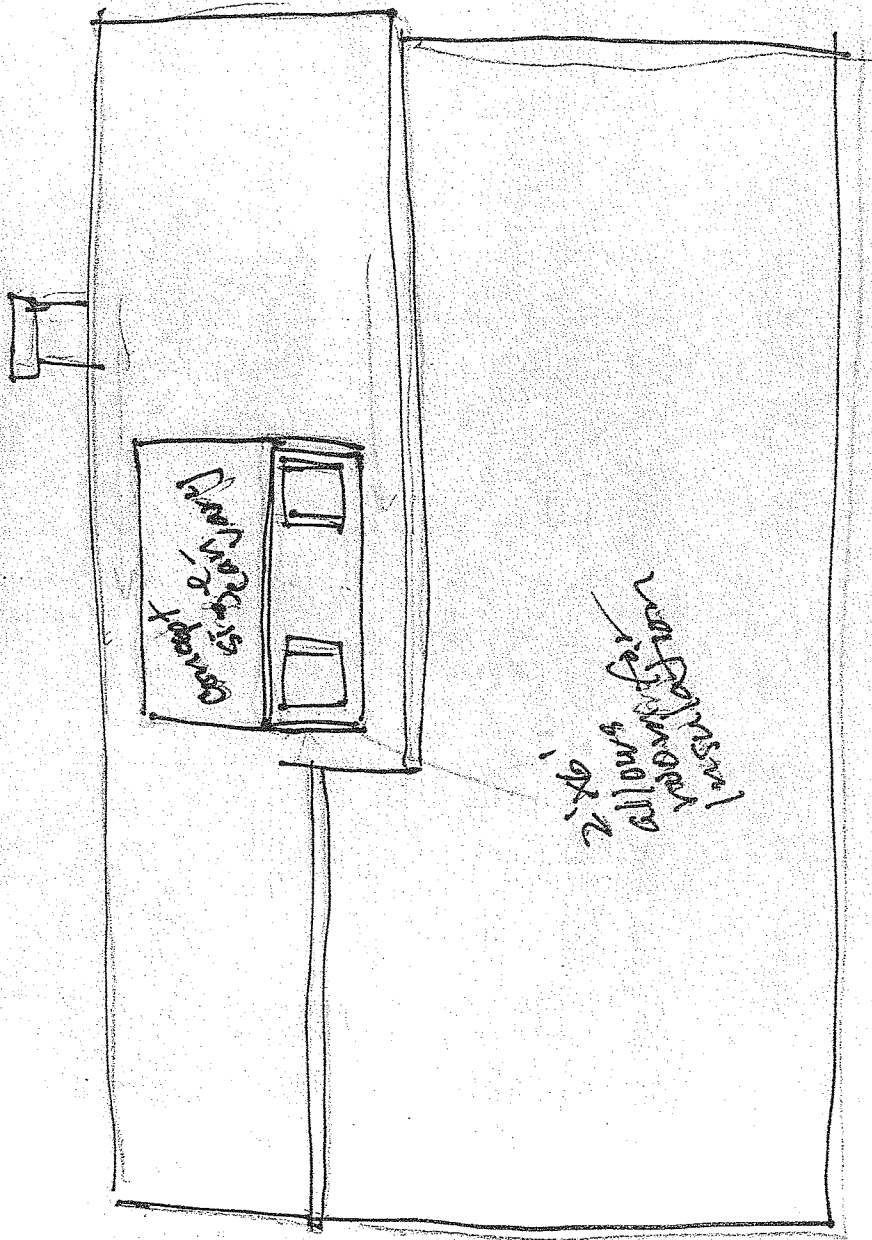
DEPARTMENT OF
PLANNING & ZONING

RECEIVED

MAR 17 2011

DEPARTMENT OF
PLANNING & ZONING

EXHIBIT B



2-10-11
allow for
your
inspiration!

allow for
your
inspiration!

concept as per suggestion —

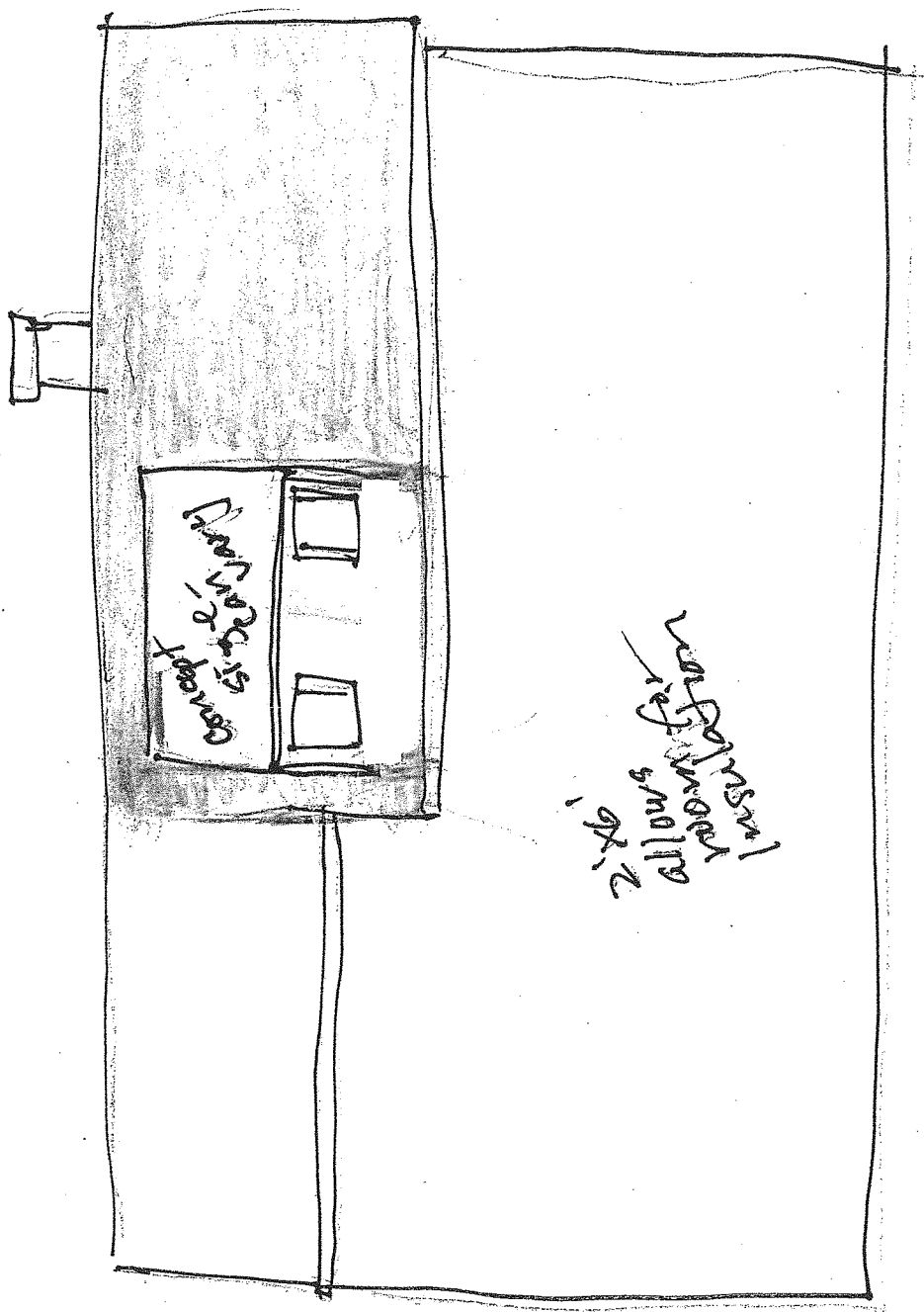
11/10/11

RECEIVED

MAR 17 2011

DEPARTMENT OF
PLANNING & ZONING

EXHIBIT C



11/18/11

only kind of
building in
area

concept as per suggestion

Re: 145 Lakeview

AlanB72@aol.com [AlanB72@aol.com]

Sent: Thursday, March 03, 2011 3:57 PM**To:** Ken Lerner**Cc:** ksturtevant@mcneilvt.com

Ken,

We have decided not to amend our plans as you last recommended earlier today. Your last proposal called for a 1 foot "gully" between the rear addition roofline and proposed dormer addition. This design is highly energy and space inefficient and I believe would create a dangerous condition where ice would form in this narrow, shaded gully. When it fell from its steep sloped roof, it would be onto a driveway where someone could get hurt or property (such as a parked car) damaged.

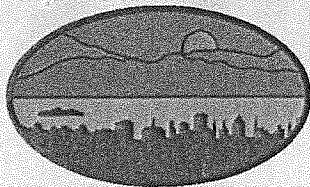
I would encourage you to approve the plan as submitted on July 7, 2010 and note the following:

1. You refused to support amendment of the plan to the sketch drawn by the DAB;
2. Whether or not the permit was deemed approved in December when I brought my issues to you, it certainly has been deemed approved by now, as you were on notice in December that I was not intending to submit new plans;
3. The difference between what you drew as acceptable today and what I proposed in July is not significant, and certainly does not harm the character of the community or the cause of historic preservation;
4. The historic preservation design review criteria should be balanced with respect to the other criteria, it is not the only criteria and is aspirational, not mandatory.

I ask that you refer my permit application to the DRB with your recommendation and let me know when it is on the agenda.

Thanks,

Alan Bjerke, Esq.
145 Lakeview Ter



**ZONING REQUEST DENIAL
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 7/7/2010

Appeal Expiration Date: 3/19/2011

Project Location: 145 LAKEVIEW TERRACE

District: RM

Owner: ALAN BJERKE

Address: 145 LAKEVIEW TERRACE
BURLINGTON, VT 05401

Ward: 7

Telephone:

Tax ID: 038-4-014-000

Project Type: Residential - Addition/Expansion

Project Description: Extend rear dormer along southern roofline for 15 ½ feet of original roofline; replace slate with asphalt; window and canopy changes.

Construction Cost:	\$20,000	Lot Size (Sq Ft):	11,865
Net New Square Feet:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 11-0012CA

Decision Type: Administrative

Level of Review: 1

Decision: **Denied**

See Reasons for Denial

Decision Date: March 4, 2011

Project File #: NA


Zoning Administrator

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on March 19, 2011.

Fee Type	Amount	Paid in Full	Balance Due:	\$0.00
Application Fee:	\$70.00	Yes	Date Paid:	_____
Development Review Fee:	\$0.00	NA	Check #	_____
Impact Fee:	Not Applicable			

Building Permit Required: **Not Applicable**

Received by: _____

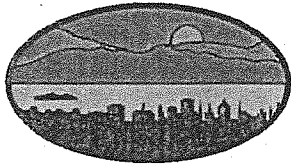
Date

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MAR 17 2011

RSN: 199459

149 Church Street Burlington, Vermont 05401-8415

DEPARTMENT OF
PLANNING & ZONING



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Reasons for Denial

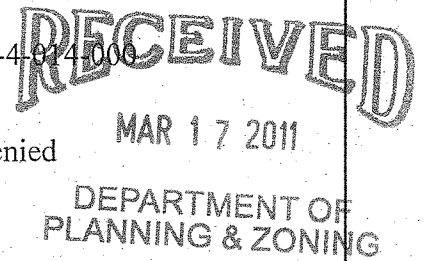
ZP #: 11-0012CA

Tax ID: 038-4-074-000

Issue Date: March 4, 2011

Decision: Denied

Property Address: 145 LAKEVIEW TERRACE



Description: Extend rear dormer along southern roofline for 15 ½ feet of original roofline; replace slate with asphalt; window and canopy changes.

Reasons for Denial:

File: ZP 11-0012

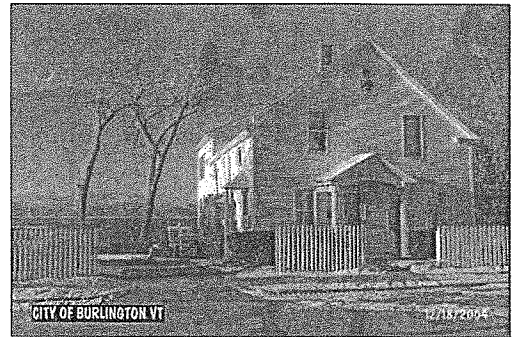
Location: 135 Lakeview Terrace

Zone: RM **Ward:** 7

Date application accepted: July 7, 2010

Applicant/ Owner: Alan Bjerke

Request: Extend rear dormer along southern roofline for 15 ½ feet of original roofline; window and canopy changes.



Background:

- Zoning Permit 04-083; Amend ZP #00-273 to replace wood barrels surrounding parking area with granite curbing (3" below grade, 4" above grade); to amend condition #1. (See COA # 99-072). August 2003.
- Zoning Permit 04-079; Install an 8' X 16' garden/wood shed on land leased from the City of Burlington at the southwest corner of 145 Lakeview Terrace. Leased land is 0 Lake Street (Urban Reserve) tax #043-4-007-000, per License Agreement dated 6/24/03. August 2003.
- Non-Applicability of Zoning Permit Requirements, replace a portion of vinyl siding. August 2002.
- Zoning Permit 00-273; Change of use from single family to duplex with a one space parking waiver required. No exterior changes included. November 1999.
- Zoning Permit 00-225; Installation of a metal chimney flue on the north elevation of the existing single family home. October 1999.
- Zoning Permit 99-561; two story rear addition to the existing single family home. Proposal includes an expanded parking area. June 1999.
- Zoning Permit 99-234; Demolition of the existing detached deteriorated barn (22'X 30') for the single family home. Area to be seeded and grassed. October 1998.
- Zoning permit issued for a change-of-use to use a portion of residence for a real estate office. Approval includes a 12" x 8" sign. Approved November, 1975.
- Approval by the Burlington Board of Aldermen to convert the house into two apartments. October 1974.

Overview: Information provided by the Vt. State Register designation notes that 145 Lakeview Terrace was constructed c. 1916 as a duplex, converted to a single family home probably around 1941 when purchased by James Fitzpatrick. Fitzpatrick was manager of his family garage on Lakeview Terrace, and served as Mayor from 1959-1961. The house returned to use as two residential units in 1974 (see above.) This application is for window replacement, and extension of a dormer on the southern façade toward the front, original building. As this building is listed on the Vermont State Register of Historic Resources and is within the RM zone, Design Review applies.

Review by the Design Advisory Board August 10, 2010

Unanimous motion to table; board requests revised drawings for dormer, leaving original structure clearly differentiated. Board finds canopy roofs, window placement and material acceptable.

Article 6: Design Review

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

*While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, **or provide a sensitive transition**, where appropriate, to development of a dissimilar scale. In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.*

*Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by **articulating separate volumes reflecting existing patterns in the streetscape**, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition.*

While the proposed "continuation" of the rear dormer will not exceed the height of the existing rear dormer, it does eliminate the original roofline and blurs the ability to discern the original house massing, height, and scale. Visually, the rear addition becomes dominant; eliminating the opportunity to view the original house massing and supersedes the scale, and thus the importance of the original structure. **Adverse finding.**

2. Roofs and Rooflines.

*New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by **incorporating dormers** or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail.*

As noted, extending the newer rear dormer onto the original roofline eliminates the clear distinction between old and new; removing the original eave-line and roof pitch characteristic of the older home.

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Additionally, the application proposes to forfeit original traditional roofing material and replaced with asphalt shingle. Both the roof pitch and material will differ and make it difficult to discern the older portion of the residence from the newer. **Adverse finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Window openings are proposed to be altered to better suit interior use. While this is not unusual, the relocation of the windows on the upper floor that "crowd" the corner of the proposed dormer extension further confuse the distinction between old and new sections of the building. **Adverse finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8 below.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged.

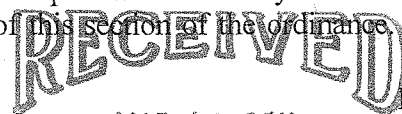
The primary façade of the building is not proposed for development; however the application proposes the replacement of canopies at secondary entrances on the south elevation. While hipped roof porticos are existing, the application proposes gable roof canopies in an effort to replicate the primary entrance. The Vt. Designation description describes the original canopy configuration as it exists today; their retention would assure continuation of an existing feature. See Sec. 5.4.8 (3.) below. **Adverse finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Vinyl is proposed for the siding and windows. There is no zoning permit for the installation of substitute siding on file; however the Assessor's records define aluminum and vinyl siding present in 1984 and therefore outside the 15 year grandfathered review period. Construction of a new dormer, therefore, would likely match existing materials.

Vinyl windows have not been approved by the Development Review Board for buildings with historic designation, unless in new construction or as replacement for existing, previously permitted replacement windows. The short life expectancy and demonstrated frequent replacement of vinyl windows do not recommend them as durable building components; a requirement of this section of the ordinance. Visually,



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vinyl windows do not successfully replicate original wooden double hung windows as well. Photographs supplied by the applicant suggest some window replacement has already occurred. **Adverse finding.**

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The applicant has submitted no record of consultation with the required appropriate professionals to support the replacement windows proposed. **No finding possible.**

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

145 Lakeview was constructed c. 1916, and therefore meets this criterion.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history; or,

B. Association with the lives of persons significant in the past; or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,

E. Yielding, or may be likely to yield, information important to prehistory; and,

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association

The house is listed on the Vermont State Register as part of the Lakeview Terrace District. Original Historic Sites and Structure Survey data was reviewed in 2006 by an architectural historian working under contract with the Division for Historic Preservation (see attached); his findings support the continued eligibility of the structure despite the addition of a large rear section with decks.

(b) Standards and Guidelines:

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The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed dormer extension will effectively eliminate the distinction between the original structure and the new addition. It will no longer be possible to discern old from new. Original massing and roof characteristics will be irreversibly altered. The alteration of the roofline so as to obscure the original house massing conflicts with this standard. **Adverse finding.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Although the application does not propose to include features from other properties, the dormer expansion does not reflect the historic appearance and massing of the original structure, but an enlargement of a newer building feature that does not have historic significance. Additionally, the reconstruction of the porch canopies from hipped to gable would be an alteration that draws from another entrance but not consistent with what is original to these entrances. While canopy replacement or new construction is fairly common, it is rare to understand the original configuration; replacement with something divergent when original appearance known even more so. **Adverse finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The hipped roof porch canopies, as noted in the 1993 survey report, are a characteristic of the structure; their retention considered. **Adverse finding.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The rear dormer roof enlargement will result in the loss of an original slate roof; a distinctive and character defining feature of the building. The applicant has submitted no evidence as to the degree of failure of the existing slate roof, a requirement of the May 16, 1995 Slate Roof Policy when replacement is requested. **Adverse finding.**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project design is not to remedy building material failure, but to facilitate internal use. However, if porch canopy replacement is based on deterioration, then reasonable consideration should be given to replacement that matches the existing canopies. **Adverse finding.**

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Page 5 of 6

DEPARTMENT OF
PLANNING & ZONING

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The continuation of the rear dormer (which is actually a two-story roof height) will significantly eliminate the existing eaves-line and thus alter the apparent massing of the original house. **Adverse finding.**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

In extending a two story roofline over an existing story-and-a-half structure will alter the spatial relationships, eliminate existing historic material (slate), and make it difficult to discern the old structure from the new. The application conflicts with this standard for these reasons. **Adverse finding.**

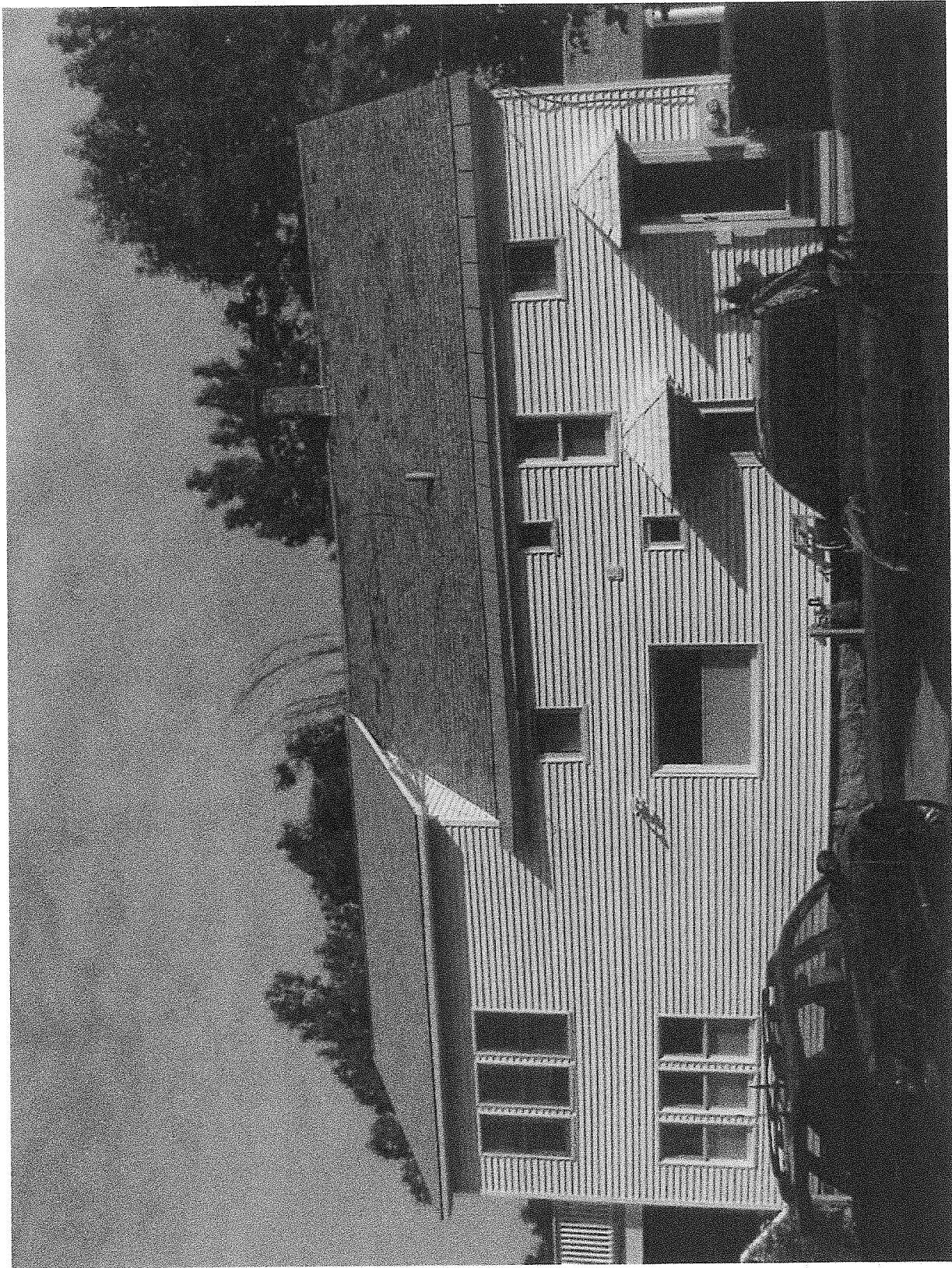
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As the roofline is proposed to be significantly altered, the application cannot be deemed reversible. **Adverse finding.**

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Alan Bjerke
145 Lakeview Ter

Existing view - from South

40720

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DRAWN BY: CHRISTOPHER PETTIBOND 6/30/2006

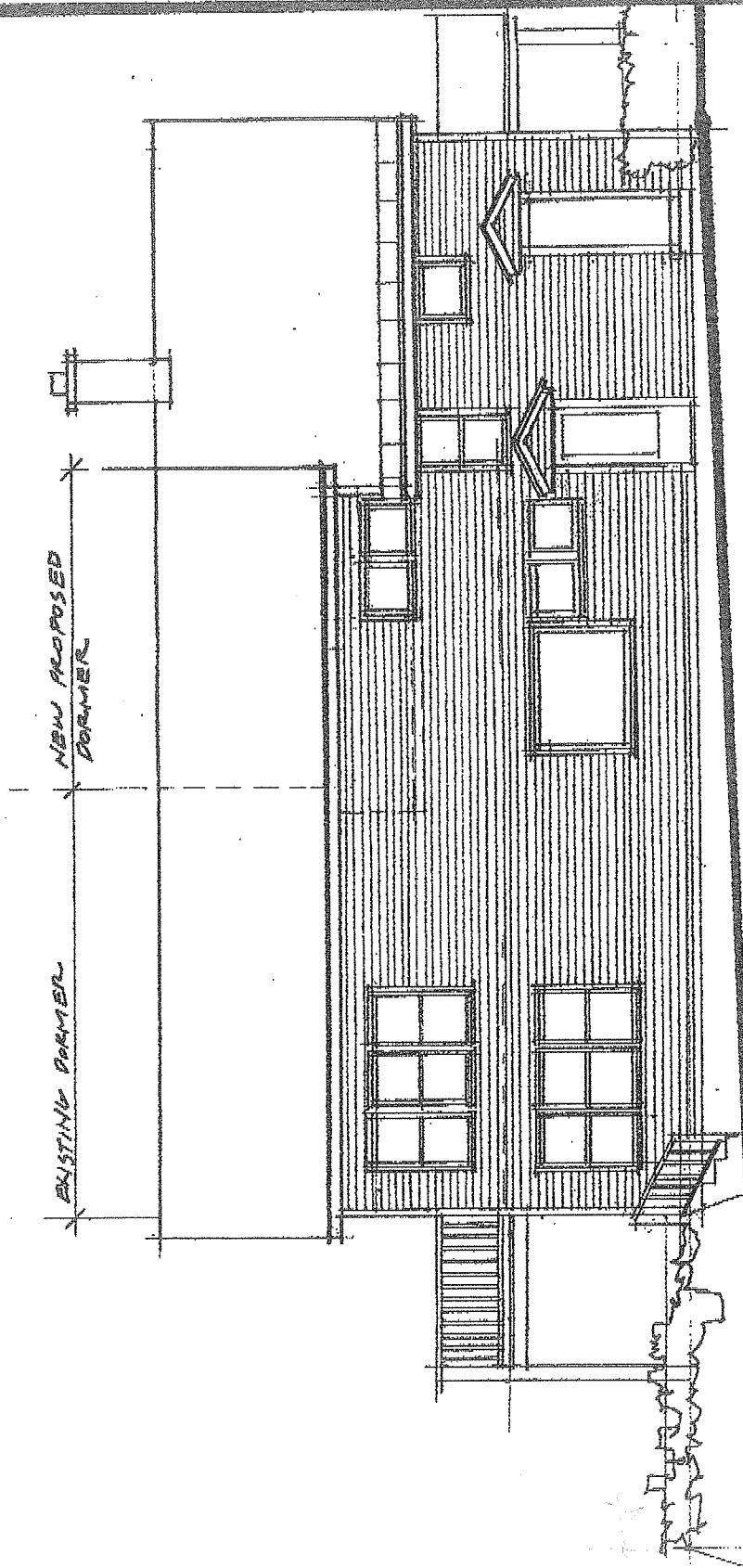
ALAN BLECKE DORMEX ADDITION

145 LAKEVIEW TERRACE BURLINGTON VERMONT.

(S. H. E. - B)

SOUTH ELEVATION

504425 1101 = 1101

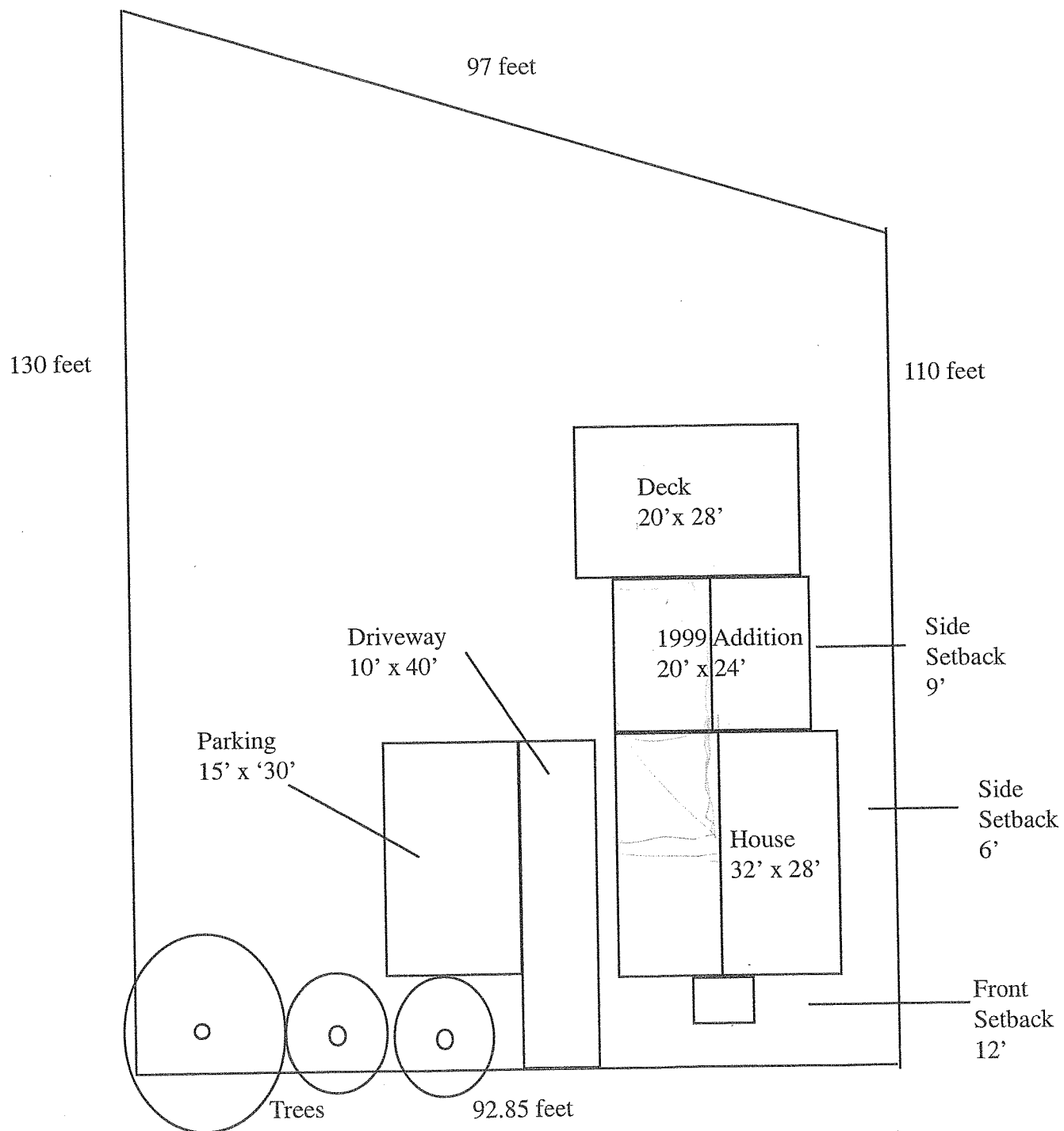


Application of Alan Bjerke
145 Lakeview Ter
Site Plan 1" - 20'

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JUL 07 2010

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145 Lakeview Ter from Street



Adjoining Property 135 Lakeview Ter - Eli Lesser Goldsmith

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Application of Alan Bjerke
145 Lakeview Ter



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	145 Lakeview Terr.
COMMON NAME:	
PROPERTY TYPE:	dwelling
OWNER:	Janet C. Dunn
ADDRESS:	same as above
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☒ Asphalt Siding ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Bay Window ☐ Other: deck, portico

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays: 3x3

Entrance Location: front center

Approximate Dimensions: 28x32+ rear addition

SIGNIFICANCE:	Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/>
Historic Contexts:	Level of Significance: Local State National

SURVEY NUMBER:

NEGATIVE FILE NUMBER:
93-A-85, frame #s 4A + 5A
UTM REFERENCES:
Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: single family dwelling
ORIGINAL USE: duplex
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE:
Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
STYLE: vernacular
DATE BUILT: c.1916

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

This gable front vernacular faces east and features a front, central portico over the front door. The portico has a gable roof with slate shingles, 2 large round columns, cornice returns and molding. The gable front of the house also has cornice returns. There is a one story rear addition with a shed roof and an attached deck. The addition is approximately 1 bay deep and spans the rear facade. It probably replaced an original 2 story porch in the 1940s. The south side of the house contains 2 additional entries with hipped overhangs. Some of the windows have been replaced, others have 1/1 sash.

RELATED STRUCTURES: (Describe)

Southwest of the house is located a 3x2 bay shed with novelty siding and double leaf doors on its north end. The structure has a shed roof with rolled asphalt. It was formerly used as a workshop. A 1942 Sanborn map indicates that it was used as a furniture repair shop.

STATEMENT OF SIGNIFICANCE:

This house was originally used as a duplex. It was probably converted into a single family dwelling when James Fitzpatrick moved here with his family in 1941. Fitzpatrick was manager of his family's garage on Lakeview Terrace and later was mayor of Burlington from 1959-1961.

REFERENCES:

Sanborn maps, Burlington Directories, Assessors' records.

MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY: Scott Gurley

ORGANIZATION: City of Burlington

DATE RECORDED: 11/23/93

Mary O'Neil

From: Colman, Devin [Devin.Colman@state.vt.us]
Sent: Thursday, January 27, 2011 12:48 PM
To: Mary O'Neil
Cc: Boone, Nancy
Subject: FW: 145 Lakeview Terrace, Burlington
Attachments: lakeview.145.vsr.pdf

Hi Mary,

I reviewed the original 1993 survey form, the 2005/06 update, and the minutes from the November 21, 2006 Advisory Council Meeting at which they reviewed 145 Lakeview Terrace for listing on the State Register of Historic Places. The purpose of the 2005/06 update was to provide the Advisory Council with current information about each building and note any changes that had to been made since the initial survey was completed in 1993. The information about the "Large, two-story addition..." was a statement describing a change that had been made to the building after the 1993 survey. The Advisory Council, as part of their review, took this information into account and determined that, despite the rear addition, the house at 145 Lakeview Terrace still retained enough historic integrity to be eligible for the State Register of Historic Places. The Advisory Council subsequently listed 145 Lakeview Terrace on the State Register of Historic Places on November 21, 2006, and it remains listed on the State Register today. A few buildings were identified as no longer being eligible for listing on the State Register due to alteration, but 145 Lakeview Terrace was not one of them.

Please let me know if there's anything else we can help clarify, or if you want the minutes of the November 21, 2006, Advisory Council meeting.

Thanks,

Devin Colman
Historic Preservation Review Coordinator
Vermont Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501

(P) 802-828-3043
(F) 802-828-3206

www.historicvermont.org

Looking for ways to improve the energy efficiency of your older home? [Click here](#) for weatherization tips.

From: Sayers, Debra
Sent: Thursday, January 27, 2011 11:26 AM
To: Colman, Devin
Subject: FW: 145 Lakeview Terrace, Burlington

Here you go Devin.

Debra L. Sayers, Program Technician
Vermont Division for Historic Preservation
National Life Building, 2nd Floor

1/27/2011

Montpelier, VT 05620-0501
Telephone: 802-828-3213
www.historicvermont.org

From: Mary O'Neil [mailto:MCOneil@ci.burlington.vt.us]
Sent: Thursday, January 27, 2011 10:28 AM
To: Sayers, Debra
Subject: 145 Lakeview Terrace, Burlington

Good morning Debbie,
We have an appeal coming before the Development Review Board next month relative to 145 Lakeview Terrace. Although I have provided the information sheet from the CD on the property (attached), the owner/appellant would like confirmation that the property is recognized as an historic structure.

These properties were re-evaluated from their 1993-1994 survey by Phil Barlow in 2005 (report completed Jan. 2006) prior to review by the Vt. Advisory Council, which listed them. On p. 3 of his report, he notes: "145 – Large, two-story addition has been built on the rear elevation of this structure, likely to take advantage of the view of the lake. The addition's roofline raises above that of the original building." There is no notation that the building has been rendered non-contributing.

Can the Division provide written verification that the information sheet for this property, and available on the CD, confirms the structure is regarded as historic?

Thank you for your time and continuing assistance,



Mary O'Neil, AICP
Associate Planner
Coordinator, Certified Local Government Program
802.865.7188 office
802.865.7556 direct
802.865.7195 fax

1/27/2011

R 038-4-014-000
DUNN, JANEY C
145 LAKEVIEW TERRACE VT 05401
BURLINGTON

DATE

BLDG.#

DATE

BLDG.#



DATE

BLDG.#

DATE

BLDG.#

BURLINGTON 2006 – UPDATE TO HISTORIC SITES AND STRUCTURES SURVEY REPORTS

Survey report completed January 2006 by Phillip Barlow

Project Summation and Streets Surveyed

The purpose of this project was to evaluate a series of Historic Sites and Structures Survey Reports that were completed in 1993, 1994, and 1996. These surveys had not been added to the state register at the time of their completion. This evaluation included photographing each structure that had been previously surveyed and comparing the current images with those attached to the survey forms. The evaluation was conducted between July, 2005 and January, 2006.

Changes to the architecture and form of the buildings were noted and cataloged. Research was conducted to further develop the street overviews that were completed in 1993, 1994, and 1996 to include changes that have occurred in the time since their completion. This information is scheduled to be presented to the public on January 31, 2006 at a meeting of the Burlington Design Advisory Board/Certified Local Government Committee. Following this, the survey information will be presented to the Vermont Advisory Council on Historic Preservation to consider for admittance of the survey reports into the Vermont State Register of Historic Places.

Deliverables include:

1. Streetscape photos to provide contextual information regarding general scale, setback, common architectural features, etc. of the survey area
2. Current, labeled photos of all buildings included in the survey area
3. Preparation of a map of the area surveyed
4. PowerPoint presentation to the public and to the Vermont Advisory Council on Historic Preservation
5. Document, expanding the street contexts to include events from the period following survey completion

258 buildings on nine streets were surveyed; all are located in the section of Burlington referred to as the "Old North End". These streets are:

North Champlain Street	Canfield Street
Spring Street	1 North Avenue
North Street west of North Willard Street	North Union Street
Lakeview Terrace	Hyde Street

Burlington Planning and Zoning
Attn: Mary O'Neil
City Hall
149 Church Street
Burlington, VT 05401

July 14, 2010

Dear Mary and members of the DRB,

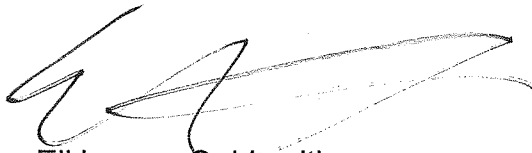
I am writing today to offer my full and unwavering support of Alan Bjerke's permit request for the property he owns at 145 Lakeview Terrace.

I am Alan's abutting neighbor to the south, and if his project were approved and built, I would see the completed building every day from my house and backyard.

I find his proposal appropriate, respectful to the neighborhood, and aesthetically pleasing to the eye. The completed project would be excellent for the neighborhood and the city as a whole; as the more residents who renovate and improve their properties, the better the entire neighborhood and city look.

I am happy to discuss this matter further, in needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eli Lesser-Goldsmith', with a long horizontal stroke extending to the right.

Eli Lesser-Goldsmith
135 Lakeview Terrace
Burlington, VT 05401
802-863-9111
powereli@gmail.com



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Replacement Windows | Sliders



Availability



This product is currently available in the Eastern Region.

Product Description

2 Lite Sliding Window

Model ID: 8700

To increase your view and decrease your energy bills, the Series 8700/8800 Sliding Windows are an ideal choice. Complement your home's interior while opening it up to the outdoors with one of three different styles. These sliding windows are the perfect balance of form and function, combining beauty and durability with the low maintenance benefits of vinyl windows.

Frame

Model ID

8700

Construction Frame/Sash

Fusion Welded Frame and Sash

Exterior Appearance

Colonial Frame Profile

Integral J Channel

Not Applicable

Frame Depth

3-1/4"

Structural Performance

Size: 72" x 48" - DP 40
Size: 76" x 62" - PG 15

Glass

Model ID

8700

I.G. Thickness

7/8" Dual Pane

Glass Type

Clear

Spacer Type

Intercept® Warm Edge

Glass Options

LoE2, LoEz/Argon, Tempered, Tinted,

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U Factor

Obscure

Clear Glass - 0.47
 LOE2 Glass - 0.34
 LOE2/Argon - 0.31
 LOE3 Glass - 0.34
 LOE3/Argon - 0.30

Hardware

Model ID

8700

Lock Type

Cam Type Lock and Keeper

Operating System

Brass Rollers w/Stainless Steel Axles

Screen Cloth

18 x 16 Fiber Mesh

Screen Frame

Color Coordinated Roll Form

Options

Model ID

8700

Color

White or Beige

Grille Type

13/16" Flat

Extension Jamb

Not Applicable

Other

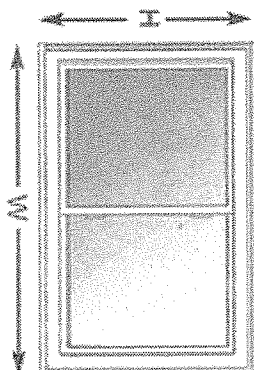
Not Applicable

Size

Replacement Windows

Series 8700 Sliding Windows are custom made to fit existing openings, making replacement a relatively simple task. These windows are manufactured every 1/4" in width and on the 1/4" and 3/4" increment in height, within the parameters shown below.

	Minimum	Maximum
Width	22"	72"
Height	14-1/4"	59-3/4"



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Design Review Board
Slate roofing material policy
May 16, 1995

Slate roofs shall be maintained, not replaced by substitute roofing materials, unless there exist numerous compelling reasons otherwise.

If an application is brought forward to the Design Review Board, the following items should be included.

1. Submit photographs of the building including all elevations with visible portions of the roof.
2. Describe the reason why you feel the slate roof should be removed.
3. If applicable, include a statement by an experienced architect, contractor or engineer as to the condition of the roof structure.
4. Describe the roofing materials on adjacent buildings.